

**BOARD OF ZONING APPEALS AGENDA  
MAY 24, 2005**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, May 24, 2005, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M.      JERRY L. WINCHESTER, VC 2004-MV-055 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of dwelling 11.3 ft. with eave 10.3 ft. from both side lot lines and stoop 6.0 ft. with stairs 3.0 ft. from one side lot line and stoop with stairs 6.0 ft. from other side lot line. Located at 6430 Fourteenth St. on approx. 7,000 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 93-2 ((8)) (10) 31 and 32. (Reconsideration granted on 6/29/04) (Decision deferred from 9/21/04 and 1/11/05)
- CB  
Withdrawn
- 9:00 A.M.      ENRIQUE SUAREZ DEL REAL, VC 2004-PR-109 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of second story addition 23.9 ft. from front lot line. Located at 2829 Cherry St. on approx. 6,500 sq. ft. of land zoned R-4. Providence District. Tax Map 50-2 ((11)) 22. (Decision deferred from 10/19/04 and 2/1/05)
- WS  
Decision  
Indefinitely  
Deferred at  
appl. req.
- 9:00 A.M.      JEFFREY P. AND CATHERINE L. BOWERS, SP 2005-DR-014 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 9500 Brian Jac La. on approx. 40,000 sq. ft. of land zoned R-E. Dranesville District. Tax Map 19-1 ((5)) 35.
- WS  
Approved
- 9:00 A.M.      ROMULO AND BIANCA B. CASTRO, VC 2004-PR-087 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 12.5 ft. from front lot line. Located at 2822 Douglass Ave. on approx. 4,757 sq. ft. of land zoned R-4. Providence District. Tax Map 50-2 ((9)) 106. (Concurrent with SP 2004-PR-034). (Moved from 7/27/04 for notices) (Decision deferred from 10/12/04 and 3/22/05)
- WS  
Decision  
Indefinitely  
Deferred at  
appl. req.
- 9:00 A.M.      ELSIE D. WEIGEL, VC 2004-MV-112 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit the construction of dwelling 19.0 ft. with eave 17.0 ft. and stoop 17.0 ft. from the front lot line. Located at 11317 River Rd. on approx. 15,000 sq. ft. of land zoned R-E. Mt. Vernon District. Tax Map 119-4 ((2)) (1) 34. (Deferred from 10/26/04 at appl. req.) (Admin. moved from 12/7/04 at appl. req.) (Continued from 2/1/05) (Decision deferred from 2/15/05) (Reconsideration granted on 3/22/05)
- WS  
Admin.  
Moved to  
6/7/05 at  
appl. req.

- 9:00 A.M. NEW HOPE CHURCH, INC., SP 2005-MV-010 Appl. under Sect(s). 3-103 of the Zoning Ordinance to permit a church and child care center. Located at 8905 Ox Rd. on approx. 8.88 ac. of land zoned R-1. Mt. Vernon District. Tax Map 106-2 ((1)) 7. (Admin. Moved from 4/26/05 at appl. req.)  
SV  
Approved
- 9:00 A.M. CONNIE J. REID, VCA 2002-MA-176 Appl. under Sect(s). 18-401 of the Zoning Ordinance to amend VC 2002-MA-176 to permit fence greater than 4.0 ft. in height to remain in front yard and greater than 7.0 ft. in height to remain in side yard. Located at 8214 Robey Ave. on approx. 39,727 sq. ft. of land zoned R-2. Mason District. Tax Map 59-1 ((11)) 21. (Admin. moved from 6/15/04 and 10/19/04 at appl. req.) (Moved from 3/1/05 for notices) (Admin. moved from 4/19/05)  
MS  
Admin.  
Moved to 7/12/05
- 9:30 A.M. THANH TRUONG, A 2005-PR-008 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a place of worship on property in the R-3 District without an approved special permit in violation of Zoning Ordinance provisions. Located at 3418 Annandale Rd. on approx. 3.35 ac. of land zoned R-3. Providence District. Tax Map 60-1 ((1)) 12A.  
DJQ  
Decision  
Deferred to 11-29-05
- 9:30 A.M. ANN HUFFMAN, A 2005-DR-002 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the minimum required front yard of the subject property is in compliance with Zoning Ordinance provisions thereby allowing construction of a single family dwelling to continue on property located at Tax Map 7-4 ((1)) 2B. Located at 10501 Milkweed Dr. on approx. 2.98 ac. of land zoned RE. Dranesville District. Tax Map 7-4 ((11)) 2B.  
JC  
Upheld
- 9:30 A.M. VINCENT A. TRAMONTE II, LOUISE ANN CARUTHERS, ROBERT C. TRAMONTE AND SILVIO DIANA, A 2002-LE-031 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that there are improvements and uses on property located in the I-6 and R-1 Districts which are in violation of Zoning Ordinance provisions. Located at 7909 and 7915 Cinder Bed Rd. on approx. 7.04 ac. of land zoned I-6 and R-1. Lee District. Tax Map 99-2 ((3)) 1 and 2. (Admin moved from 12/10/02) (Deferred from 4/15/03, 10/14/03, and 1/6/04). (Deferred from 4/13/04, 9/28/04, 1/25/05 and 4/19/05 at appl. req.)  
JC  
Upheld
- 9:30 A.M. SILVIO DIANA, A 2003-LE-001 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that there are improvements and uses on property located in the I-6 and R-1 Districts which are in violation of Zoning Ordinance provisions. Located at 7901 and 7828 Cinder Bed Rd. on approx. 10.33 ac. of land zoned I-6 and R-1. Lee District. Tax Map 99-2 ((3)) 3A and 3B. (Deferred from 4/15/03, 10/14/03, and 1/6/04) (Deferred from 4/13/04, 9/28/04, 1/25/05 and 4/19/05 at appl. req.)  
JC  
Upheld
- 9:30 A.M. MICHAEL BRATTI AND GINNI BRATTI, A 2005-DR-009  
Admin.  
Moved to 6/28/05 at appl. req.

**JOHN DIGIULIAN, CHAIRMAN**